

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

APRIL 1, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Claypool, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Schneider Sims and Suffredin (15)

Absent: Commissioners Quigley and Steele (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

292939 DOCKET #8411 - JEANES CONSTRUCTION COMPANY, 13841 Southwest Highway, Orland Park, Illinois 60462, Owner, Application (No. SU-08-01; Z08023). Submitted by Hidden Acres of Palos Park LLC, 13841 Southwest Highway, Orland Park, Illinois 60462. Seeking a SPECIAL USE in the R-4 Single Family Residence District for a Final Planned Unit Development (PUD) for ten (10) single family homes in Section 35 of Palos Township. Property consists of 6.9 acres, located at the southwest corner of 129th Street and 84th Avenue in Palos Township, County Board District #17. Intended use: Ten (10) single family home sites. **Recommendation: Request for a Final Planned Unit Development be granted.**

The Final Plan is in conformance with the regulations of Article 9 of Cook County Zoning Ordinance, and is in agreement with the previously approved Preliminary Plat.

Per request of the Building and Zoning Department, the Zoning Board of Appeals recommends approval with the following conditions:

1. All documents, permits and or bonds requested in February 13, 2009 letter to applicant's attorney.
2. Submittal of revised and corrected Declaration of Covenants and Restrictions for Hidden Acres of Palos Park per Zoning Administrator's March 4, 2009 e-mail to applicant's attorney.

Following conditional approval by the Cook County Board of Commissioners, the Building and Zoning Department will also require the following prior to permits being accepted for processing (including site development permit):

1. Copy of the Final recorded Plat.
2. Copy of the Final recorded Declaration of Covenants and Restrictions for Hidden Acres of Palos Park.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication No. 292939. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

299696 DOCKET #8507 – A. KOGUT, Owner, Application (No. V-09-07): Variation to reduce left interior side yard setback from 10 feet to 3.9 feet; and reduce front yard setback from 25 feet (existing) to 20 feet for an attached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the south side of Summerdale Avenue, approximately 240 feet east of Washington Street in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: One neighbor appeared and objected.

299697 DOCKET #8508 – J. MAKOWSKI, Owner, Application (No. V-09-08): Variation to reduce rear yard setback from 20 feet (V-07-94) to 16 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the east side of Delphia Avenue, approximately 100 feet south of Lyons Street in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

299698 DOCKET #8509 – J. RATKOVICH, Owner, Application (No. V-09-06): Variation to reduce lot area from 40,000 square feet to 38,637 square feet (existing); and reduce right side yard setback from 15 feet to 0.26 feet (existing) for an after the fact tool house storage building in the R-3 Single Family Residence District. The subject property consists of approximately 0.89 of an acre, located on the south side of McCarthy Road, approximately 842 feet west of Derby Road in Lemont Township, County Board District #17. **Recommendation: That the application be granted for a period of one year.**

Conditions: None

Objectors: None

299699 DOCKET #8510 – A. ELATEEQ, Owner, Application (No. V-09-10): Variation to increase height of fence in side and rear yards from 6 feet to 8 feet in the R-4 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the east side of 113th Court, approximately 120 feet north of West 159th Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication Nos. 299696, 299697, 299698 and 299699. The motion carried.

Commissioner Peraica voted present on Communication No. 299698.

Commissioner Peraica moved to adjourn, seconded by Commissioner Sims, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary